144.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,700 / 756,700
					USE VALUE:	756,700 / 756,700
					ASSESSED:	756,700 / 756,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWTON FRANCIS C III--ETAL	
Owner 2:	NEWTON SUSAN S	
Owner 3:		
Street 1:	132 SCITUATE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,572 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4572.000	311,000		445,700	756,700
Total Card	0.105	311,000		445,700	756,700
Total Parcel	0.105	311,000		445,700	756,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 472.94 | /Parcel: 472.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

93678

GIS Ref

GIS Ref

Insp Date

05/07/18

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,000	0	4,572.	445,700	756,700	756,700	Year End Roll	12/18/2019
2019	101	FV	238,100	0	4,572.	417,900	656,000	656,000	Year End Roll	1/3/2019
2018	101	FV	246,100	0	4,572.	345,400	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	246,100	0	4,572.	317,600	563,700	563,700	Year End Roll	1/3/2017
2016	101	FV	246,100	0	4,572.	289,700	535,800	535,800	Year End	1/4/2016
2015	101	FV	232,200	0	4,572.	284,200	516,400	516,400	Year End Roll	12/11/2014
2014	101	FV	232,200	0	4,572.	264,100	496,300	496,300	Year End Roll	12/16/2013
2013	101	FV	232,200	0	4,572.	251,300	483,500	483,500		12/13/2012

!11196!

PRINT

Date	Time
12/11/20	01:23:43

LAST REV

Date	Time
02/25/20	15:02:27

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14849-515		1/1/1983		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	93678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2019	1167	Porch	20,000	C				
6/16/2017	702	Porch	4,000	C				
3/21/2011	175	Redo Kit	29,000					& repl 14 windows
7/7/2004	593	New Wind	10,000					replace front/rear

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
6/2/2011	Info Fm Prmt	BR	B Rossignol
2/3/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4572		Sq. Ft.	Site		0	80.	1.22	9									445,730						445,700	

Total AC/HA:	0.10496	Total SF/SM:	4572	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	445,730	Spl Credit		Total:	445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30624998
Const Adj.:	0.98990101
Adj $ / SQ:	161.632
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382046
Depreciation:	71061
Depreciated Total:	310986

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

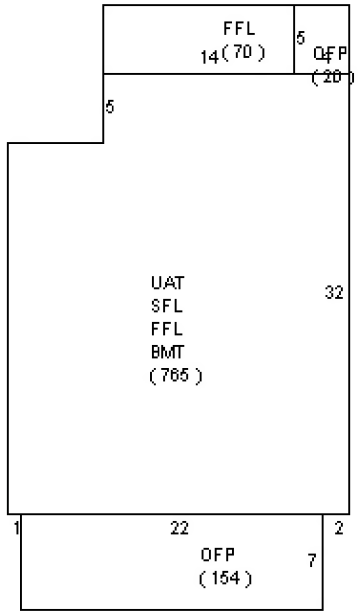
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.63
Special Features:	0	Val/Su Net:	113.92
Final Total:	311000	Val/Su SzAd	194.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	835	161.630	134,963
BMT	Basement	765	48.490	37,095
SFL	Second Floor	765	161.630	123,649
UAT	Upper Attic	191	64.650	12,365
OFP	Open Porch	174	25.720	4,475

Net Sketched Area:	2,730			Total:	312,547
Size Ad	1600	Gross Are	3304	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	